

# CHARLES ORLEBAR

Estate Agents & Auctioneers



20 Alpine Road, Rushden, Northamptonshire, NN10 9RJ

Offers In The Region Of £500,000



4



2



3



E



# 20 Alpine Road

Rushden, NN10 9RJ

- 4 Double bedrooms
- Offroad parking
- Immaculate condition
- Over 1900sqft
- 39ft Kitchen/diner
- Ensuite, family bathroom & w/c
- Walking distance to Schools, shops & leisure facilities
- Approx 90ft x 85ft garden (max areas)

Charles Orlebar presents - An outstanding show-home condition property located in this quiet residential street on the western side of Rushden. The current owners have created a very tranquil family home, and one boasting over 1900 sq feet, with a large L shaped garden to the rear. There is a lovely flow to the layout both upstairs and downstairs, and the statement wallpaper on feature walls creates a very stylish home. Upstairs are 4 generous double bedrooms, with the master bedroom benefiting from a gorgeous fully tiled en-suite, and there is a stunning family bathroom too. Downstairs, the immaculate kitchen/dining room is over 39 feet long and is partially open plan to the equally immaculate sitting room. There is another reception room to the front of the house which is currently used as an office, but could be a playroom or snug. Outside, the garden is mainly laid to lawn with a raised decked area - perfect for summer BBQs, and a patio too.

Rushden Lakes is under 5 minutes drive, while Wellingborough train station is approx 15 minutes drive, with trains to London taking approx 50 minutes. There are excellent road links via A45 and A6 and onto M1/M6 and A14 and A1.

To find out more, take a look round with George's video tour and call George or Lucy to book your exclusive viewing .

Offers In The Region Of £500,000



## Hall

Office 12'3" x 9'0" (3.74m x 2.75m)

Utility Area 2'6" x 6'3" (0.75m x 1.91m)

## WC

Living Room 21'9" x 15'9" (6.63m x 4.80m)

Kitchen/Dining Room 39'4" x 10'6" (11.98m x 3.20m)

## Landing

Bedroom 1 13'11" x 15'10" (4.23m x 4.83m)

## En-suite

Bedroom 2 13'11" x 10'5" (4.25m x 3.17m)

Bedroom 3 10'5" x 9'0" (3.17m x 2.75m)

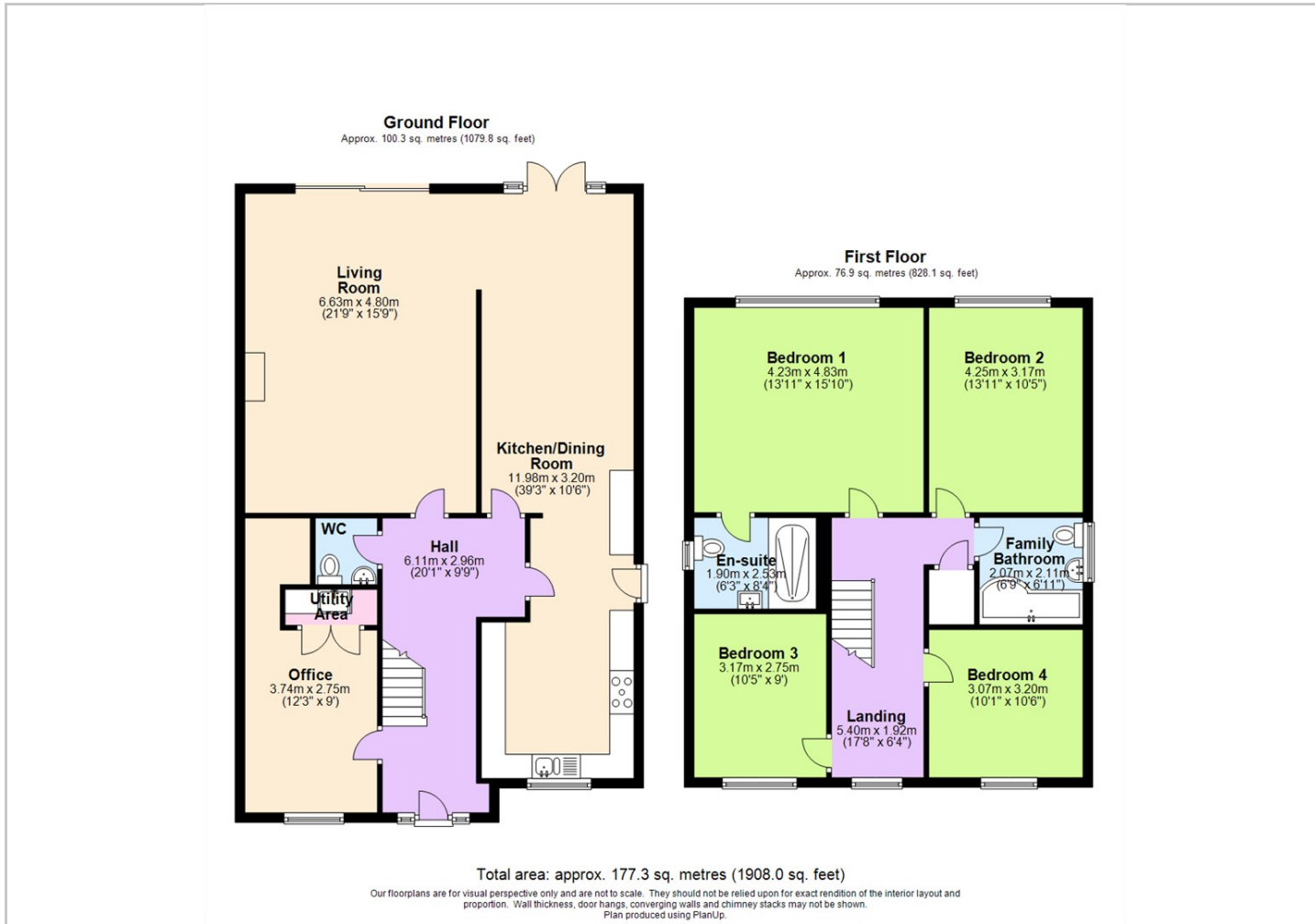
Bedroom 4 10'1" x 10'6" (3.07m x 3.20m)

## Family Bathroom

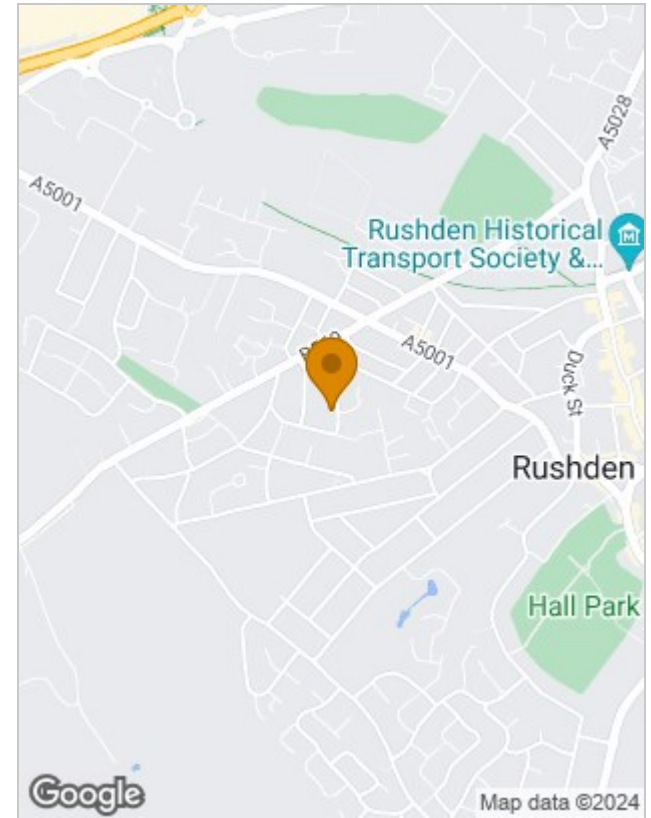




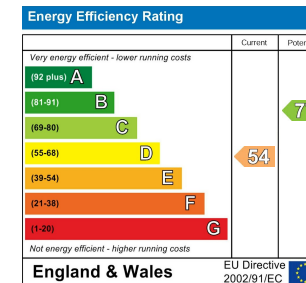
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: E**

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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